

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**



January 19, 2011

Richard Lake, Roadside Development
1730 Rhode Island Ave -Suite 512
Washington, DC 20036

Re: City Market at O Street PUD

Dear Mr. Lake:

Following our recent meeting, and upon receipt of architectural drawings forwarded to me by your architect, Shalom Baranes Associates, I have reviewed the current designs for compliance with the PUD approval from May 2008, amended in August 2010. In making my review for conformance with the PUD I have considered the flexibility granted in 11 DCMR 2409.6, the flexibility given in the PUD order(May, 2008) related to exterior façade treatments (Finding of Fact 30d and Condition 7), and the language on the PUD approved drawings submitted by the architects(A6-A14).

It is my understanding that the minor modifications proposed are primarily due to compliance with building and energy codes, revisions necessitated by the mechanical central plant- a sustainability feature of the building, and specific programmatic requirements needed to accommodate a certain hotel user. In reviewing the modifications I have noted that there are six individual buildings and uses that comprise this large, complex project. The architect has documented these modifications very clearly and allowed for direct comparison from the PUD approved drawings. Additionally, they have illustrated the necessity for 2% additional height to the residential and hotel uses due to mechanical system logistics and the hotel program. It is my belief that the submitted modifications are consistent with your PUD approval given the above cited design flexibility and are necessary to allow the project to go forward, a significant redevelopment project in the heart of the Shaw neighborhood.

Specifically, the modifications I have approved are reflected in the architect's submittal dated December 10, 2010 [attached] and are summarized as follows:

Modifications to Building Elevations:

These modifications are being made to accommodate energy code issues, provide additional outdoor balcony area and unit demising issues, accommodate store layout issues .

- O Street Elevation
 - Widen bay on east residential building approximately 3'
 - Overall building width unchanged.
 - Reduce height of uppermost glass bay on East building.
 - Minor adjustments to window pattern at grocery storefront.
- 7th Street Elevation
 - No proposed change
- P Street Elevation
 - East residential building: Tower width at 8th street easement corner reduced slightly.
- 9th Street Elevation
 - Hotel modification –reverse corner pattern with 8th easement corner
- 8th Street easement Elevations*
 - East residential building: Extend balconies to studio units, narrow window widths.
 - West residential building: no change
 - Hotel corner: same comment as 9th street hotel modification
 - Hotel penthouse façade: window pattern adjusted to fit hotel module
 - Add glazing to west building penthouse for amenity areas

Modifications to Building Height:

These modifications are being made to accommodate mechanical system logistics, and achieve minimum ceiling heights, code issues, and a specific hotel flag's minimum second floor ceiling height.

- East and West residential and Hotel buildings:
2% increase in building height [approximately 1' 8"].

Modifications to Rooftop Mechanical Structures:

These modifications allow garage exhaust at the main roof vs. building facades, and emergency stair access from recreational amenity roof terrace.

- Relocate portion of west building penthouse from northwest corner to southern edge adjacent to hotel penthouse

This letter will remain on file and should be submitted along with your final permit drawings for consistency of permitting. Furthermore, as per 11 DCMR 2409.8, I am cc'ing Sharon Schellin of the Office of Zoning, to report this modification to the Zoning Commission.

Please call me if you have any questions about this matter. I have attached for reference the comparative architectural drawings that were submitted by your architects.

Sincerely, Matthew Le Grant

Matthew Le Grant
Zoning Administrator

cc: Steve Calcott - HPRB

Robert Sponseller, Shalom Baranes Associates

Sharon Schellin, Secretary to the Zoning Commission

Attachments: Architectural drawings dated December 10, 2010 -Shalom Baranes Associates